



City of Seattle Preliminary Assessment Report

June 10, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6217211	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	06/01/09
Category	SINGLE FAMILY / DUPLEX	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	8230 43rd Ave NE		
Location			
Zoning	SF7200	Applicant	RICK ANDERSON 935 DALEY ST EDMONDS WA 98020 (425) 778-2085
King County APN	0443000085		
Permit Status	Initial Information Collected		
Description of Work	Demolish Existing SFR & construct New 2-story SFR w/basement - 1 car attached garage.	Applicant Email	rick@rickandersonaia.com
		Linked AP/Project Nos.	
SDOT Project No			

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street and Alley Requirements 43RD AVE NE

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There is an overhead high voltage line that runs along the rear portion of the site.

Easements

SCL power easement over the property exists. Easement is through the rear part of the lot in the area of existing SCL poles & lines.

Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Representative is: Jennifer Christianson, 206-684-4987, jennifer.christianson@seattle.gov

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

Existing Public Drainage Infrastructure

Sanitary sewer main location: 43rd Ave NE

Sanitary sewer main size: 8-inches

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: On site (infiltration). Requires approval from geotechnical engineer.

Projects with 2,000 ft² or more of new and replaced impervious surface (the sum of both right of way and private property work) that do not discharge to a public storm drain shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2).

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Onsite (infiltration).

DPD Land Use Code Requirements

Contact: Branin Burdette, (206) 615-1331, branin.burdette@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

43RD AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Land Use

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

SDOT Requirements

Contact: Matthew Tabalno, matthew.tabalno@seattle.gov

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Contact: Tanya Treat, (206) 615-1636, TreatT@seattle.gov

Existing Public Infrastructure - Water

Water main location: 43rd Ave NE

Water main size: 8-inch

Water main pipe material: Cast Iron

Closest fire hydrant location: SW corner of property

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current stormwater and side sewer codes. Major updates to these codes are expected in the third quarter of 2009. Projects are vested at the time of complete application acceptance.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.